

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		QUINCY ST, ARLINGTON

OWNERSHIP

Owner 1:	STANOJEVIC DUSAN & VIOLETA			
Owner 2:				
Owner 3:				
Street 1:	15 QUINCY ST #2			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:	PAJEVIC DRAGEN & PAOLA -		
Owner 2:	STANOJEVIC DUSAN & VIOLETA -		
Street 1:	15 QUINCY STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Wood Shingle Exterior and 1336 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:
USE VALUE:
ASSESSED:

Total Card /
541,800 /
541,800 /
541,800 /

Parcel
541,800
541,800
541,800

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	541,800			541,800
Total Card	0.000	541,800			541,800
Total Parcel	0.000	541,800			541,800
Source: Market Adj Cost		Total Value per SQ unit /Card:	405.54		/Parcel: 405.54

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	541,800	0	.		541,800		Year end	12/23/2021
2021	102	FV	525,800	0	.		525,800		Year End Roll	12/10/2020
2020	102	FV	517,800	0	.		517,800	517,800	Year End Roll	12/18/2019
2019	102	FV	496,300	0	.		496,300	496,300	Year End Roll	1/3/2019
2018	102	FV	438,300	0	.		438,300	438,300	Year End Roll	12/20/2017
2017	102	FV	399,000	0	.		399,000	399,000	Year End Roll	1/3/2017
2016	102	FV	399,000	0	.		399,000	399,000	Year End	1/4/2016
2015	102	FV	368,300	0	.		368,300	368,300	Year End Roll	12/11/2014

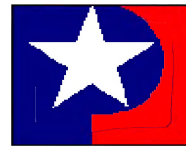
SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Type:	99 - Condo Conv	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:		
View / Desir:	N - NONE	

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1923	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 6			BRs: 3			Baths: 1			HB		

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	52.000000000
Name:	

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	2
Totals			
1	6	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	5	- Steam	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	GD - Good	18.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
	Total:	18.6%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj \$ / SQ:	407.592
Other Features:	60500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	665547
Depreciation:	123792
Depreciated Total:	541755

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	448.35	
Special Features:	0	Val/Su Net:	405.54	
Final Total:	541800	Val/Su SzAd	405.54	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 148.A-0003-0009.0

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,336	407.590	544,543
Net Sketched Area:		1,336	Total:	544,543
Size Ad	1336 Gross Area	1336	FinArea	1336

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
13						
13						
86						

IMAGE

